

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: north side of Berryessa Road just west of Union Pacific Railroad tracks (Flea Market) (1590 BERRYESSA RD)

Permit/Project No.: PT08-019 Issuance Date: 01/21/11

Prepped By: LXAVIER Closed By: CSTAN3 RSN: 1307729

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
<input checked="" type="checkbox"/> (DR) Development Review (207)	<input checked="" type="checkbox"/> (PR) Projects (207-02, 207-03, etc.)	<input type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input checked="" type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans <input type="checkbox"/> ST Approved Storm-Water Ctrl Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input type="checkbox"/> (AD) Adjustments (207-12)	<input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans <input type="checkbox"/> SW Approved Storm-Water Ctrl Plan <input type="checkbox"/> PK Parking Analysis
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs



City of San Jose

Department of City Planning, Building and Code Enforcement

200 East Santa Clara Street
San Jose, CA 95113-1905
(408) 535-7800

File Number	PT08-019	Council District	4	Planning Area	
Filing Date	3/20/2008	Project Manager	RBUIKEMA	Tech	Helen Maddox
Initial Envir Clearance App. Re-use of Master EIR (all other categories)					
Annexation					
Description	Planned Tentative Map to reconfigure three parcels into 148 lots for 532 single-family attached and detached residential uses on a 58.0 gross acre site				
Location	north side of Berryessa Road just west of Union Pacific Railroad tracks (Flea Market)				
Owner	JOHN GARCIA				
Previous Files:	DMV06-053	DMV06-052	DMV06-037		
APN	24104006	Census Tract			
Existing GP	TCR (20+)	Existing Zoning	A(PD)		
Gross Acres	27.9	Net Acres			
Planned Community	No				
Existing Use	Vacant	Proposed Use	Single Family Attached Residential (Twnhnr)		
No. of Existing Lots	532	No of Lots Proposed	532		
Est. Occupancy Date	Initial Processing Fee				
Elem. School District	East Side Union High School District, Berryessa Union School I				
Environmental Checklist:					
Historic:	No	GeoHazard Zone:	No		
Flood Zone:		Historic Conservation Area:	No		
Road Noise:	No, 65-69, 70-74	Near a Waterway:	Yes		
Archeology:	Yes				
Internal Referrals:					
Assn of Bay Area Governments					
BERRYESSA UNION SCHOOL DIST					
California Native Plant Society					
Caltrans					
East Side Union High School District					
Greenbelt Alliance of SCC					
Guadalupe-Coyote Resource District					
San Jose Water Company					
Santa Clara Valley Water District					
SC Valley Audubon Society					
SCC Planning					
SCC Roads and Airport Department					

PROJECT APPLICATION SUMMARY

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Internal Referrals:

SF Bay RWQCB

Sierra Club Loma Prieta Chapter

State Fish & Game Department

Union Elementary School District

Union Pacific Railroad

US Fish & Wildlife Service

VTa - Environmental Review Dept.

Baviere Olivier Building Division

LOPEZ AMANDA BUILDING - ADDRESSING

MANK KEVIN San Jose Police Dept.

Mitchell Dave Parks Development Division

NAUM-STOIAN NADIA San Jose Fire Dept.

Pineda Manuel Dept. of Transportation

Sohrabi Ebrahim Development Services Div..

Vroman Junko Environmental Services Dept.

PROJECT APPLICATION SUMMARY

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TENTATIVE MAP APPLICATION

TO BE COMPLETED BY PLANNING DIVISION STAFF			
FILE NUMBER (T OR PT) PT08-019	COUNCIL DISTRICT 4	QUAD #	RECEIPT #:
PROJECT LOCATION (Address, if applicable) 1590 Berryessa Rd.			DATE: 3/20/08
			AMOUNT: 26,678.75
			BY: HM
ZONING ACPD	GENERAL PLAN TLCR(20+)		CENSUS TRACT #
PREVIOUS FILE NUMBERS (IF ANY) ZONING: _____ PD PERMIT: _____ T-MAP: _____		PROJECT DESCRIPTION: SUBDIVIDE/RECONFIGURE 2 PARCEL(S) INTO 148 LOTS TO ALLOW _____ USE(S).	
SCHOOL DISTRICTS:	ELEMENTARY		HIGH SCHOOL

TO BE COMPLETED BY APPLICANT (PLEASE PRINT OR TYPE)		
ASSESSOR'S PARCEL NUMBER(S) 241-04-006,007 & 241-03-020	GROSS ACRES 58.00	NET ACRES 27.9
EXISTING NUMBER OF LOTS 2	PROPOSED NUMBER OF LOTS 148	
EXISTING LAND USE Commercial	PROPOSED LAND USE Mixed Use Transit Oriented	
EXISTING NUMBER OF UNITS N/A	PROPOSED NUMBER OF UNITS (for Residential & Condominium projects) 532	
	TYPE OF UNITS Residential	
ESTIMATED DATE OF OCCUPANCY (Day, Month, Year)	MAXIMUM NUMBER OF UNITS 532	

ENVIRONMENTAL STATUS	
<input type="checkbox"/> NEGATIVE DECLARATION - NEW APPLICATION <input type="checkbox"/> EXEMPT FROM ENVIRONMENTAL CLEARANCE EXEMPTION SECTION # _____	<input type="checkbox"/> NEGATIVE DECLARATION GRANTED DATE: _____ FILE #: _____ <input checked="" type="checkbox"/> E.I.R. FOUND COMPLETE Date _____ TITLE OF E.I.R. Flea Market

AFFIDAVIT OF SUBDIVIDER/AUTHORIZED AGENT**(PLEASE PRINT OR TYPE)**The undersigned does certify, as required by Section 19.12.20 of the San Jose Municipal Code, that: *(Check One Box)*

- ☐ A. I am the owner of the property proposed for subdivision; or
- ☐ B. I have an option or contract to purchase the property proposed for subdivision or the portion there of which I do not own; or
- ☐ C. I am the authorized agent of one who meet the requirements of A or B.

NAME OF SUBDIVIDER (if different from property owner or engineer/surveyor)	DAYTIME TELEPHONE # ()	FAX TELEPHONE # ()
ADDRESS	CITY	STATE
SIGNATURE	DATE	

PROPERTY OWNER(S)**(PLEASE PRINT OR TYPE)**

PRINT NAME OF PROPERTY OWNER Bumb & Assoc/The Flea Market Inc	DAYTIME TELEPHONE # (408) 453-1110	FAX TELEPHONE # ()
ADDRESS 1590 Berryessa Road	CITY San Jose	STATE CA
PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE # ()	FAX TELEPHONE # ()
ADDRESS	CITY	STATE
PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE # ()	FAX TELEPHONE # ()
ADDRESS	CITY	STATE

CIVIL ENGINEER OR SURVEYOR AND CONTACT PERSON**(PLEASE TYPE OR PRINT)**

PRINT NAME OF CIVIL ENGINEER OR SURVEYOR William J. Wagner			
NAME OF FIRM, IF APPLICABLE HMH Engineers			LICENSE # 28357
ADDRESS 1570 Oakland Road	CITY San Jose	STATE CA	ZIP CODE 95131
DAYTIME TELEPHONE # (408) 487-2200	FAX TELEPHONE # (408) 487-2222	E-MAIL ADDRESS	
NAME OF CONTACT PERSON Tom Armstrong			
ADDRESS 1570 Oakland Road	CITY San Jose	STATE CA	ZIP CODE 95131
DAYTIME TELEPHONE # (408) 487-2200	FAX TELEPHONE # (408) 487-2222	E-MAIL ADDRESS tarmstrong@hmm-engineers.com	

If additional signatures are required, please attach a separate sheet to provide the above information.

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT.

THE UNDERSIGNED HEREBY DECLARE THAT THE FOLLOWING IS TRUE AND CORRECT:

1. **Tentative Map.** The proposed Tentative Map, a part of this application, has been prepared by a Licensed land Surveyor or Civil Engineer and contains all information required by the Director of Planning and listed in the Tentative Map Requirements.
2. **Water Wells.** If there are any existing active or deactivated water wells on your property, they must be shown on your plans. The property which is the subject of this application:

_____ does contain existing active or deactivated water wells and they are shown on the plans accompanying this application

☒ does not contain existing active or deactivated water wells.
3. **Hazardous Waste and Substances.** In conformance with Section 65962.5 of the California Government Code, and as subdivider(s) of the property referenced below, I(we) have reviewed the list of Hazardous Waste and Substance Sites within the City of San Jose, as compiled by the State Office of Planning and Research.

The property which is the subject of the above-referenced application is _____ is not ☒ included on said list.

If included on the List, the listed item reads as follows:

4. **Notice To Applicants Regarding Effect of Wastewater Treatment Capacity On Land Development Approvals.** Part 2.75 of Chapter 15.12 of the San Jose Municipal Codes requires that an applicant acknowledge the effect of Wastewater treatment capacity on Land development approvals at the time of application. As owner(s) of the property subject to this development application, I(we) hereby acknowledge the requirements of the Municipal Code, as stated below, and understand that these requirements will apply to the development permit for which I(we) am(are) applying.

Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on the San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

SIGNATURE OF PROPERTY OWNER/SUBDIVIDER OR AUTHORIZED AGENT

☒ *[Signature]*

DATE

3.20.08

SIGNATURE OF PROPERTY OWNER/SUBDIVIDER OR AUTHORIZED AGENT

☒

DATE

WAIVER OF WRITTEN REPORT

Section 66452.3 of the California Government Code requires that any report or recommendation on a Tentative Map by the staff of the City (Local Agency) to the Director of Planning (Advisor Agency) be in writing and copy thereof be served on the subdivider at least three (3) days prior to a hearing or action by the Director of Planning regarding a proposed subdivision map. However, you should be aware that compliance with the requirement will often result in a delay in approving the proposed subdivision after all review, negotiations and revisions have occurred.

Therefore, in an effort to provide a means of continued efficient action, the Director of Planning may consent to waive the requirement of written report or recommendation by the staff; provided that three (3) conditions exist as follows:

1. that the Subdivider has already consented to waive the requirement for a written report or recommendation as provided by Section 66452.3 of the California Government Code;
2. that, in the opinion of the Director, the proposed subdivision is not controversial, and
3. that a public hearing is to be held by the Director of Planning regarding the subject proposed subdivision.

The Property Owner/Subdivider or his authorized agent may waive the requirement for a written report or recommendation as required by Section 66452.3 of California Government Code by:

- A. signing and dating the statement which follows; and
- B. conveying the signed and dated statement to the Director of Planning via his staff.

I do hereby waive the requirement for a written report or recommendation as provided by Section 66452.3 of the California Government Code with regard to the proposed Tentative Subdivision Map entitled:

TITLE OF TENTATIVE MAP	
DATE OF TENTATIVE MAP	DRAWN BY
NAME OF SUBDIVIDER OR AUTHORIZED AGENT	TITLE
SIGNATURE X	DATE
SIGNATURE X	DATE